



Date:	8/8/2017
LPC Docket #:	LPC-19-12020
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 308 West 4th Street

Borough: Manhattan

Block: 624 **Lot:** 51

Historic District: Greenwich Village Historic District

Description: A Greek Revival style rowhouse built in c. 1847. Application is to modify openings at the front and rear facades, replace infill, and excavate the rear yard.

COMMISSION FINDINGS

The Commission noted that the building's style, scale, materials, and details are among the features that contribute to the architectural and historic character of the Greenwich Village Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that tall parlor floor windows appear frequently on altered Greek Revival style rowhouses in this historic district, and that the house is not part of a continuous row, therefore the enlargement of the parlor floor windows will not diminish the building's relationship to other buildings in a row;
- that the building is hemmed in by larger later 19th and early 20th century apartment buildings, and the streetscape is eclectic, therefore the use of a dark color palette for the windows will not diminish the special character of the building or the streetscape;
- that the alterations to the rear façade and rear yard will not be visible from any public thoroughfares;
- that proposed combination and enlargement of masonry openings for a large glazed window-and-door assembly at the basement level, and punched window openings at the parlor floor will reference the historic floor plate and have a level of texture and scale in keeping with the character of a rowhouse and will not damage or destroy any significant architectural features of the building;
- that the level of the rear yard is higher than the others on the block, and the 1'-10" excavation will not significantly alter the relationship of this yard to the neighboring yards and will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's facades and the adjacent buildings;
- and that the proposed work will not diminish the special architectural or historic character of the building and the Greenwich Village Historic District.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Michael Devonshire

8-1-0

In Favor = M.Srinivasan, A.Shamir-Baron, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy

Oppose = M.Devonshire

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law